

**MINUTES ADOPTED BY THE GREENVILLE HISTORIC PRESERVATION
COMMISSION**

November 26, 2013

The Greenville Historic Preservation Commission held a meeting on the above date at 7:00 p.m. in the City Council Chambers of City Hall located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

RYAN WEBB, CHAIR	JEREMY JORDAN
KERRY CARLIN	ALICE ARNOLD
SARA LARKIN	DAVID HURSH
WILLIAM GEE	

STAFF MEMBERS PRESENT: SETH LAUGHLIN, PLANNER II; THOMAS WEITNAUER, CHIEF PLANNER; AMY NUNEZ, STAFF SUPPORT SPECIALIST.

OTHERS PRESENT: BILL LITTLE, ASSISTANT CITY ATTORNEY; SCOTT GODEFROY, CITY ENGINEER; JONATHAN EDWARDS, COMMUNICATIONS TECHNICIAN.

ADDITIONS/DELETIONS TO AGENDA

Mr. Laughlin, Planner II, stated that staff from the Economic Development Office was unable to attend to speak on items 1B- Dickinson Avenue Market Study and 1C- Brownfield Grants for Imperial Site and that these items need to be deleted. Mr. Jordan made a motion to delete items 1B and 1C from the agenda, Ms. Larkin seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

Mr. Jordan made a motion to approve the minutes, Mr. Hursh seconded the motion and it passed unanimously.

OLD BUSINESS

Update on Uptown Parking Deck

Mr. Godefroy, City Engineer, updated the progress on the Uptown Parking Deck. He reviewed the history of the property where the parking deck it to be located at 4th and Cotanche. He stated it was the John Flanagan Buggy Company in 1883. He stated it was a 3-story building with glass windows. He stated that the façade on the new building will mimic the 1800's design. It will be a 4 level, 250 space deck with 75% leased spaces and 25% hourly spaces. He stated there will be 12 electric vehicle charging stations, handicap accessibility, and bicycle racks. The focus is on security with LED lighting and cameras. He stated that Barnhill Contracting will be the Construction Manager at Risk. Walker Parking Consultants, RF Architects, Rivers & Associates and The East Group are the Design Group for the project. He stated that pedestrian access to the parking deck will be a plaza approach from Cotanche, 4th, 5th

and Evans Streets with vehicle access on 4th and Cotanche. He stated there will be a Clock Tower. Construction will be of pre-cast concrete with an open concept with see through screens/panels. He stated there will be stairs, an elevator, wide sidewalk and street crossing. He stated the budget for the parking deck project is \$4 million.

Mr. Jordan asked if Cotanche would remain a one-way street.

Mr. Godefroy stated yes.

Mr. Hursh asked if the screen panels were clear?

Mr. Godefroy stated that they could be metal, permeated or painted but they would be see through for security in the facility.

Ms. Arnold stated that the 12 electric vehicle stations seemed forward thinking and asked if more could be added later.

Mr. Godefroy stated it would be difficult to add more later, but possible, but any additional would have exposed conduits versus the original would be hidden.

Mr. Jordan asked what was the intent for the leased spaces.

Mr. Godefroy stated they will be for employees and businesses downtown but they would be flexible and accommodate.

Mr. Jordan asked about the current existing leased spaces.

Mr. Godefroy stated they would be transferred into the parking deck.

Mr. Gee asked about the design of the clock tower.

Mr. Godefroy stated that he believes it will be a working clock and have 2 faces (sides) but he had no more details at this time.

Mr. Gee asked about the grey panels beneath the clock.

Mr. Godefroy stated they would be the see through screens.

Chairman Webb asked about the thin set brick selection and if it would be taken into consideration the brick color of the surrounding area.

Mr. Godefroy stated the thin set brick will be mounted on the wall but they will do their best with the color.

Mr. Hursh stated it was a nice job with the old look.

Mr. Godefroy stated that it was the latest concept look and would need to see how much it will cost.

Update on Design Guidelines Staff Review

Mr. Laughlin stated staff is completing review of amended language for design guidelines and hopes to bring amendments to the next HPC meeting, January 28, 2014. He stated amended guidelines can be adopted after one reading.

Update on Local Landmark Designation: Wiley Cobb House

Mr. Laughlin stated that the ordinance designating the Wiley Cobb House, at 300 S. Pitt Street, will go to City Council on December 12, 2013 meeting.

NEW BUSINESS

Minor Works COA's

Staff reported seven Certificates of Appropriateness issued: (1) 209 S. Library St – replace HVAC system; (2) 801 E. 4th St. – painting, wood repair (3) 302 Lewis St. – replace HVAC system; (4) 300 W. 3rd St. – install ductless mini-split heat pumps for class rooms; (5) 407 S. Harding St. – install tankless hot water heater; (6) 703 E. 5th St – painting and wood repair; (7) 309 Student St. – painting and wood repair.

PUBLIC COMMENT PERIOD

No one spoke (no one present) for public comment.

COMMITTEE REPORTS

None of the committees met.

ANNOUNCEMENTS

Chairman Webb stated that everyone received an announcement at their seats regarding an invitation for the Dickinson Avenue Market and Planning Study. All are invited to attend Monday, December 16, 2013 at 5:30 pm at the Greenville Museum of Art on Evans Street.

Mr. Jordan stated that Mr. Carlin and himself attended the meeting regarding the clean up for the Imperial Site last week. He stated that a consultant stated that there was no money in the grant to demolish the buildings.

With there being no further discussion, Mr. Gee made the motion to adjourn, Mr. Hursh seconded it and it passed unanimously. The meeting adjourned at 7:34p.m.

Respectfully Submitted,

Seth Laughlin, Planner II